

February 6, 2023

**VIA ELECTRONIC DELIVERY**Ms. Deborah Tackett  
Chief, Historic Preservation  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139**Re: 1501 Collins, LLC – 1501 Collins Avenue  
File No. HPB22-0559 - Final Submittal Response Narrative**

Dear Ms. Tackett:

Please accept this letter on behalf of 1501 Collins, LLC (the “Applicant”), as the narrative in response to Staff’s First Submittal Review Comments dated January 30, 2023 in connection with Application HPB22-0559 for the property located at 1501 Collins Avenue in Miami Beach, Florida (the “Property”). The Applicant’s responses are as follows:

**1. LETTER OF INTENT**

a. Outline the reasons why an additional stair cannot be added to address life safety requirements.

**Response: Please see enclosed Amended and Restated Letter of Intent.****2. DEFICIENCIES IN PRESENTATION**

a. Provide an overall ground level site plan including the Bancroft and Ocean Steps buildings and highlight the two areas of work.

**Response: Provided.**

b. Provide larger scale interior elevation drawings and note all proposed material and finishes.

**Response: Provided.**

c. Remove references to movable portion of the bar.

**Response: Acknowledged. All portions of the bar which are not a permanent structure have been removed.**

d. Provide larger scale drawings of the stair enclosure. Highlight new walls/glass in a different color in plan.

**Response: Provided.**

e. Provide a complete set of color photos of the interior of the lobby. The photos on sheet A108 are very dark. Photos shall be a minimum of 4”x6” on a printed 11”x17” sheet.

**Response: Provided.**

f. Provide fully rendered renderings of the bar and new stair enclosure areas.

**Response: Provided and the Applicant will supplement the application prior to the hearing with additional renderings.**

g. The terrazzo patterning within the entrance area must be shown in the floor plan.

**Response: Provided.**

h. Provide proposed reflected ceiling plan for both areas of work.

**Response: Provided.**

i. Provide the proposed life safety roof plan for reference.

**Response: Provided.**

**3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)**

a. Staff recommends that the proposed single door within the new wall be eliminated and a new double door be provided that is centered on the entrance doors.

**Response: Provided.**

b. Staff recommends the new wall have no kneewall and consistent of floor to ceiling glass fire rated glass. If full height cannot be achieved, staff would be supportive of a horizontal division aligning with the transom above the door.

**Response: Provided.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. If you have any questions or require additional information, please call me directly.

Respectfully submitted,

LSN Law, P.A.



Tracy R. Slavens, Esq.